

MEMORANDUM

MARCH 21, 1985

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: RICHARD GARVER, ASSISTANT DIRECTOR,
CAROLE MATHIESON, PROJECT COORDINATOR

SUBJECT: SOUTH COVE URBAN RENEWAL AREA R-92
DISPOSITION PARCEL R-7
TENTATIVE DESIGNATION

Parcel R-7 consists of approximately 13,480 square feet of land, bounded by Church Street, Tremont Street and Jefferson Street and contiguous to Bay Village. Under the South Cove Urban Renewal Plan, the parcel was designated for residential redevelopment and acquired by the Authority in 1966 and 1967.

The property is located in the Bay Village Landmarks District. The BRA's development guidelines for this parcel were formally adopted by the Landmarks Commission in their Report to the Mayor and City Council which was approved in April, 1983.

The Chinese Consolidated Benevolent Association of New England, Inc. (CCBA) proposes to construct 20 units of family housing in conjunction with the Commonwealth's Executive Office of Community Development (EOCD) under the Authority of MGL Chapter 705. EOCD selected CCBA to provide development services for this project and has set aside \$1,300,000 to finance its construction. The project will consist of 10 town house buildings of 2 units each with provisions for 14 off street parking spaces. There will be 18 two bedroom units and 2 three bedroom units. The project will be subject to BRA urban design review. The proposal conforms closely to these Landmarks guidelines for the site.

Parcel R-7 is currently a vacant site and has been operated by the South Cove Community Gardens, Inc., under License with the Authority since 1977. The community gardens were conceived as an interim use to provide recreation and open space to community residents until an appropriate developer and program could be selected for this residential parcel. The license for gardening has been renewed annually with the stipulation that gardening is an interim use only. The proposed development will not require a cleared site until October 1, 1985; the gardeners will be allowed to remain on the site under License until September 30, 1985.

The Authority staff has expended a substantial amount of time in response to the Bay Village Neighborhood Association's request that we consider alternative sites for the proposed Chapter 705 housing so that the gardens could remain open for community usage. Parcel R-7 is the most suitable site for this development; the alternative sites in consideration could not be made available in a timely fashion or are to be developed for more units than are available from the program. Parcel R-7 remains a highly suitable site for the proposed project.

There is a pressing need for housing in the Chinese community, particularly for low income households whose language barriers preclude occupational mobility. Public resources to assist in housing production are scarce. EOCD agreed to extend it's March 1st deadline for site control for this reservation of \$1,300,000 until April 1, 1985. The City of Boston cannot afford to lose the 20 units for which EOCD has specifically set aside funding for the Chinese community.

As set out in the attached letter to the President of the Bay Village Neighborhood Association, the staff will commit to locating and funding a site for a permanent South Cove garden.

It is therefore recommended that the Authority tentatively designate the Chinese Consolidated Benevolent Association and the Executive Office of Communities and Development as redevelopers of Parcel R-7 in the South Cove Urban Renewal Area.

An appropriate Resolution is attached.



ET

STREET

ARLINGTON
SQ.

MARGINAL

ABRAHAM LINCOLN
SCHOOL
EL

MELROSE

9226

EDGERLY PLACE

6600

5150

CHURCH

HERA, D

PENN

TURNPIKE

AVENUE

FAYETTE

STREET

STREET

TREMONT

ST

CHARLES ST. SOUTH

TREMONT

BOSTON
REDEVELOPMENT
AUTHORITY

Stephen Coyle/Director

One City Hall Square
Boston, MA 02201
(617) 722-4300

March 20, 1985

Mr. John Giangregorio, President
Bay Village Neighborhood Association, Inc.
35 Melrose Street
Boston, Massachusetts 02116

Dear Mr. Giangregorio:

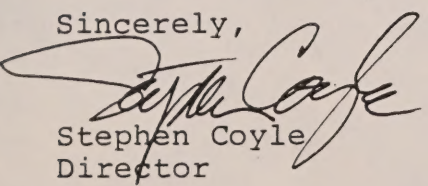
I am writing to you to confirm my recommendation that Parcel R-7 is to be tentatively designated for 20 units of housing for lower income residents. This decision was not reached lightly, nor have I disregarded your concerns in this matter. I have, however, made this judgment: the City's interests are best served by using Parcel R-7 for lower income housing.

I am aware that gardens are an important asset to a community. For this reason I have reached agreement with the housing sponsor, the Chinese Consolidated Benevolent Association, that the gardens will remain on their current site through September 30, 1985. I am also committed to work with members of your community to find a permanent home for a South Cove gardens. I want to convene a team of landscape architects and community residents to locate a suitable site and prepare plans for its development. Among the sites to be considered would be a portion of the Elliott Norton Park, a park which clearly requires redesign to make it a suitable community resource. I would like to request that your organization designate a representative to take part in the effort.

I am also committed to carrying out the public design review process for the housing development. While the CCBA's initial design is outstanding, I expect it to be refined through input from your organization and other community representatives.

I hope you will reconsider your strong opposition to development on the garden site and will be willing to work constructively with my staff to provide a permanent solution on the garden which will remain on Parcel R-7 through September 30, 1985.

Sincerely,



Stephen Coyle
Director